

CANYON RIDGE SPRINGS POA

BOARD OF DIRECTORS MEETING

WEDNESDAY, MAY 8, 2024 AT 6 P.M.

12100 MONTANA SPRINGS DR.

The meeting was called to order by President, Larry Wright, at 6:01 p.m.

Attending: Larry Wright, President

James Stewart, Vice President

Linda Rose, Secretary

Marc Bone, Treasurer

Jim Cook, Member at Large

Others Attending: John Lunceford, Mike Pfister, Kathy Stockton, Dave Oswald, Richard Cornett

Proof of Meeting Notice: Notice was posted on the Community Bulletin Board, the website and emailed to each member.

Approval of Minutes of March 27, 2024 meeting: A motion was made to approve the minutes of March 27, 2024 meeting and seconded. Motion passed.

Committee Reports:

Marc Bone presented the **Treasurers Report** indicating a net income of \$34,937.89. He also informed the Board of two (2) lots that are currently in process of being sold. Taxes for the three (3) lots owned by the POA went down \$3873.00. There is currently only one lot that has not paid their annual assessment dues.

ARC Report was given by Chairman Mike Pfister. In April, the ARC had 4 request for approvals:

James Rose, Lot #53, submitted a request for approval of a retaining wall. Approval was granted.

Larry Wright, Lot #18, submitted a request for a small privacy fence to shield his trailer from view. Approval granted.

Erika Schroder, Lot #54 & 55, requested a variance on 50' set back. Variance was granted.

Nada Jrab, Lot #93, requested approval of house plans. Waiting on updated site plan to confirm 50' set back.

Going forward, Lot owners will be required to submit a signed form stating they and their builder are in compliance with the POA By-Laws and CCR's.

Nominating Committee: Larry Wright wants to activate The Nominating Committee at the July board meeting.

Infrastructure Report: James Stewart presented the report. He stated that water is being held under the road by Lots #88 & 89 which causes the road to wash away. Drainage needs to be addressed by an engineer. James is getting prices of culverts for the mailbox area. Larry asked for the committee to get prices for replacing the cedar rails at the front gate. James indicated he may have some that he doesn't need at his ranch that could be used. James will check out. Maintenance on ditches, adequate culverts and ribbon curbing 12" wide X 6" deep was discussed.

At this time, the Board feels there is no need for a Policy and Procedures or By-Laws and CCR committee.

Public Input: No comments at this meeting

Old Business:

Safe Deposit Box Inventory: John Lunceford has removed all contents of the Wells Fargo Safe Deposit Box. Contents was a thumb drive along with miscellaneous papers. John & Marc Bone will review papers to see what remains. Additional items may be added.

Financial Institutions: Marc Bone has been corresponding with Wells Fargo so that the signatures on the account can be updated. In doing so, it was discovered that the account did not have the correct verbiage as the State of Texas. Marc obtained the correct paperwork from the State of Texas and developed the resolution for the Board approval.

Resolution by the Board of Directors to Use the Proper Legal Name on the Wells Fargo Bank Account.

The Board of Directors for the Canyon Ridge Springs Property Owners Association does hereby acknowledge that the proper legal name for the association is: Canyon Ridge Springs Phase One Property Owners Association, Inc. It has recently come to the Board's attention that the name used on the bank account at Wells Fargo for the association

uses a pseudo name of "Canyon Ridge Springs POA". The Board wishes to change the name on the current account to its proper legal name of "Canyon Ridge Springs Phase One Property Owners Association, Inc." to match the legal name of the organization as registered with the Secretary of State's office.

A motion was made for approval of the Resolution by the Board of Directors to Use the Proper Legal Name on the Wells Fargo Bank Accounts and seconded. The motion was approved by the Board.

Resolution by the Board of Directors to Identify the Authorized Signers on the Wells Fargo Bank Account

The Board of Directors for the Canyon Ridge Springs Phase One Property Owners Association, Inc. wishes to update the list of authorized signers on its Wells Fargo bank account. It is the Board's desire to only have the current President, Larry Wright, current Secretary of the Board, Linda Rose, and the current Treasurer, Marcus Bone, as the duly authorized signatories on the account. All other names that are currently on the account are to be removed from the account going forward.

A motion was made for approval of the Resolution by the Board of Directors to Identify the Authorized Signers on the Wells Fargo Bank Account and seconded. The motion was approved by the Board.

Mail Box Keys: Jim Cook had two (2) additional keys for the mail box. Larry Wright assigned one key to Marc Bone, Treasurer, and one key to Linda Rose, Secretary.

Computer Purchase: Marc Bone will decide when a new computer and notify the Board.

Assigning Committees:

ARC Members: Mike Pfister, chairman, Dave Buddenbaum, Vicki Elliott, Nola Fink, Perry Wright

Infrastructure Committee: James Stewart, Chairman, Carl Rose, Jack Ward, Dave Oswald

A motion was made and seconded to approve new committee members. Motion was approved.

New Business

Treasurer's Audit: Kathy Stockton, Rodger Elliott and Marc Bone will contact Jason McLerran to volunteer.

Resurface Cow Creek: Kathy Stockton has requested the County Commissioners be contacted to resurface Cow Creek. It was decided to ask for volunteers to attend County

Commissioners Meeting in Burnet. James was also going to talk to Billy Wall, current Precinct 3 Commissioner, TP&W, TEPQ. Any Correspondence should specify safety concerns, lack of cell service, etc.

Treasurer Record Retention: Marc Bone and John Lunceford will review requirements by the State of Texas and retain appropriate records.

Variance request for RV: John Lunceford had submitted a variance request for his RV due to the inability to place the RV in a place not seen from the street. The RV is 41' long by 7 ½' wide. A motion was made and seconded to grant the variance request.

The Board granted the variance for the current RV only.

Finishing Access Road to Lots 88 & 89 – James Stewart is looking into product options and cost for finishing last 200'. The current road was not extended far enough.

Direct Infrastructure to price replacement rails for front gate. Larry Wright is to contact Jack Ward to measure length of each rail and the diameter of each rail. James Stewart is checking at his ranch for rails also.

Remind chairs to submit monthly reports: Mike Pfister, James Stewart

Tax Appraisals from Travis County: Value changed on three (3) POA went down \$3873.00. Removal of Neil Corke's name from the Travis County Appraisal.

Errors & Omissions Insurance – Marc Bone has requested that the Board check into Errors & Omissions Insurance going forward so that we have coverage for not complying with By-Laws and CCR's. He will contact Barbara at Galloways Insurance in Marble Falls. In addition, ARC is to develop a checklist for members to insure everyone is on the same page and CCR's and By-Laws are followed. Sample was given to Mike Pfister.

Adjourn – A motion was made and seconded to adjourn the meeting, Meeting adjourned.

The next meeting will be June 12th at 6:00 p.m. with place to be determined.

Respectively submitted

Linda Rose, Secretary

